



Northwest Community Legal Clinic

SEPTEMBER 2023

SUPPORTING INDIVIDUALS
AND OUR COMMUNITY BY
PROVIDING QUALITY
LEGAL SERVICES.

Renting with Roommates

Yvonne Treffers, CLW, Atikokan

As children and teenagers return to their elementary and secondary learning institutions, many of their older siblings will be heading off to college, university or full-time jobs. And many of these young adults will choose to live with roommates to save on housing costs.

In Ontario, there are a few different roommate arrangements that can have an impact on how rental issues are dealt with.

1. **Joint Tenants.** The most common roommate rental agreement. All of the tenants are on the lease and together are responsible for paying the full amount of the rent. If you and your roommate agree to share the rent and your roommate does not pay their share, you would still be responsible for paying the full amount of rent.
2. **Tenants in Common.** Two or more tenants living in the same unit, however, they have separate rental agreements with the landlord and pay their rent to the landlord separately. If one roommate does not pay their rent, the other roommates are not responsible for covering their rent and the landlord can only hold that roommate liable for non-payment.
3. **Tenant/Occupant.** Occupants are not listed on the lease, but live with a person who is listed on lease and is considered the tenant. Common occupants are children or a spouse. Any roommate not listed on the lease is also considered an occupant. Often a roommate in this situation will rent from the tenant and it is the tenant that is responsible for paying the full rent amount to the Landlord. An occupant does not have any rights to bring issues to the Landlord and Tenant Board. If the tenant is evicted, the occupant also has to leave the unit.

If you live in the landlord's home, or with a family member of the landlord, or if you live in a student residence, in a hotel, motel, or vacation home, your living arrangement may not fall under the Residential Tenancies Act. In these cases, you may not be able to make any claims against the landlord through the Landlord and Tenant Board.

It's important to understand what tenancy agreement you have, and to get legal advice if a situation arises.

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Case Conferences at the Landlord and Tenant Board

Laurie Nuttall, Staff Lawyer, Fort Frances

Ontario's Ombudsman recently reported on the “excruciatingly long delays” and severe backlogs at the Landlord and Tenant Board (LTB). As a way to help resolve the delays in July, 2023 the LTB began scheduling adjudicative case conferences.

At an **adjudicative case conference**, an adjudicator can:

- mediate to see if the tenant and landlord can reach an agreement
- help the tenant and landlord prepare for a hearing
- make a final decision if the landlord or their representative does not show up

Tenants get a notice if there's going to be a case conference. For now, the LTB is having case conferences for only the following applications:

- [Form T2 – Application about Tenant Rights](#)
- [Form T6 – Tenant Application about Maintenance](#)

The adjudicator can help the tenant and landlord make an agreement at the case conference. If they agree to resolve everything in mediation, a consent order can be issued and the adjudicator will close the application. If the landlord and tenant do not reach an agreement on all issues, the LTB will schedule a hearing.

Annual General Meeting Notice

**NOTICE to the GENERAL
MEMBERSHIP of the Northwest
Community Legal Clinic Association
and the PUBLIC .**

**Our Annual General Meeting will be
held Saturday Oct. 28, 2023 @ 9:00am
at Super 8, meeting room, in
Fort Frances.**

Agenda

*Annual Reports of Clinic Activities
President's Report
Treasurer's Report
Executive Director's Report
2022-2023 Auditor's Report
Election of 2023-2024 Board of Directors
Changes to By-Law No. 1
Other Business*

~EVERYONE WELCOME~



Protect Yourself from Scams and Fraud

Remember, if it seems too good to be true, it is.

Lisa Campbell, Support Staff, Atikokan

Don't give out personal information. Beware of unsolicited calls where the caller asks you for personal information, such as:

- Your name
- Your address
- Your birthdate
- Your Social Insurance Number (SIN)
- Your credit card or banking information

If you didn't initiate the call, you don't know who you're talking to.

Signs of a Scam

Help protect yourself from a scam by looking out for these common signs:

- **Pressure to make a quick decision** either overnight or on the spot and are threatened if you don't comply.
- **Requests to keep matters confidential** and not share the details with local authorities or family and relatives.
- **Urgent messages** demanding you contact the sender immediately.
- **Being asked to provide money in unusual formats** such as gift cards, bit coin and prepaid credit cards.
- **An email from an unknown sender with a link or attachment.**
- **Email or phone requests for financial information** (for example, credit card number, bank account information and personal identification number (PIN)).
- **Email or phone requests for personal information** (for example, Social Insurance Number (SIN), date of birth and security answers).

For more information, visit your Northwest Community Legal Clinic or;

<https://www.canada.ca/en/revenue-agency/campaigns/fraud-scams.html>

<https://www.ontario.ca/scams>

<https://www.antifraudcentre-centreantifraude.ca>

What To Do If You're A Victim

If you are a victim of identity theft and/or fraud, you should immediately complete the following steps:

Step 1: Gather the information pertaining to the fraud

Step 2: Contact your financial institutions

Step 3: Report the incident to the police

Step 4: Report the incident by contacting the **Canadian Anti-Fraud Centre** toll free at 1-888-495-8501

Step 5: Protect yourself from future fraud. Scammers often target victims of fraud a second or third time with the promise of recovering money.

Always do your due diligence and never send recovery money.



Supporting individuals and our community
by providing quality legal services.

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(807) 274-5327 Phone

1-800-799-2485 Toll Free

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Office Closures

Monday October 9th - Thanksgiving Day

Friday October 27th – Staff Meeting

Monday Nov. 13th - Remembrance Day

December 25 - reopening January 2nd
Christmas Holidays

Sub-Offices

We are not travelling to Red Lake and Ear Falls at this time. If you have any questions, please call our toll free number 1-800-403-4757.

Wear Orange

Both the National Day for Truth and Reconciliation and Orange Shirt Day take place on September 30th.

Orange Shirt Day is an Indigenous-led grassroots commemorative day that honours the children who survived Indian Residential Schools and remembers those who did not.

This day relates to the experience of Phyllis Webstad, a Northern Secwepemc (Shuswap) from the Stswecem'c Xgat'tem First Nation, on her first day of school, where she arrived dressed in a new orange shirt, which was taken from her. It is now a symbol of the stripping away of culture, freedom and self-esteem experienced by Indigenous children over generations.

On September 30, we encourage all Canadians to wear orange to raise awareness of the very tragic legacy of residential schools, and to honour the thousands of Survivors.

DISCLAIMER: These articles provide information only and are not to be considered as legal advice. Content reflects the laws that were current at the time of publication and the law may have since changed. Consult your community legal clinic or legal representative for legal advice on your specific situation.



Consider the environment...

Please recycle this newsletter!